

BYRAM TOWNSHIP PLANNING BOARD AGENDA
For Thursday, January 20th, 2022 at 7:30 P.M.
Meeting Held at: 10 Mansfield Drive, Byram Township NJ

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT:**

Adequate notice of this meeting has been published specifying the time and place in compliance with the provisions of the Open Public Meetings Act.

4. **FLAG SALUTE**

5. **MEETING MINUTES-** January 6th, 2022

6. **SUBCOMMITTEE MEETING**

WOSP10-2021 Pet Supplies Plus, 90 Route 206, B226 L14, VB Zone

Determination of site plan waiver or variance needed for exterior work.

<https://byrampdtwp.sharepoint.com/:f/s/PlanningBoard/Eg96Oy4Xn8tItDyPsyLNNCIBuYou133ukSNvFo-Swa62bg?e=Gac6LM>

7. **NEW BUSINESS**

SP9-2021 Byram 206 Developers, LLC, 77 NJSH Route 206, Block 34 Lots 14 and 15, VB Zone

Amended site plan application

https://byrampdtwp.sharepoint.com/:f/s/PlanningBoard/EnChSqkU7OZPgTNtkDepLe8BqSLvtS01MfGyyk_ZXAZH-g?e=UyN8ab

The applicant requested to be carried to 02/03.

Z20-2021 Stephen Colacurcio, 1 Mansfield Drive, Block 364.01 Lot 1, R-3 Zone

Approval for an existing AC unit in the front yard.

<https://byrampdtwp.sharepoint.com/:f/s/PlanningBoard/EmetMBwDW5hEpZhKfTKo5Z8B0tWqjswdwxMVJoYSEOLeYQ?e=azuP90>

This application is carried to 02/03.

Z21-2021 HRS Well Drilling Co., Inc., 54 Route 206, Block 365 Lot, VC Zone

Approval for a Certificate of a Pre-Existing, Non-Conforming Use

<https://byrampdtwp.sharepoint.com/:f/s/PlanningBoard/EltcZARCcqxEvLQPEk9KofIBPrQPpajOeIZLysONfV-aXw?e=vbYcv9>

8. **OLD BUSINESS**

SP2-2021 Matthew Akerman, 34 Route 206, Block 40 Lot 15, VB Zone

Variances for outdoor storage, conducting wood sales, and using land for a non-permitted use.

<https://byrampdtwp.sharepoint.com/:f/s/PlanningBoard/EkjeIwv5bBFHpmER0ix1ZMUBwBCM3mrxANStumqzy7fWDg?e=dvHAI>

9. REPORTS FROM COMMITTEES

Architectural Review Committee
Building Committee
Environmental Commission
Open Space
Township Council
Zoning Report

10. BILLS

Law Offices of Larry Weiner (6)- \$1,350
Vogel, Chait, Collins, Schneider (2)- \$2,763.45

11. OPEN TO THE PUBLIC

12. ADJOURNMENT

02/03/2022- Stephen Colacurcio, Wawa
02/17/2022- Eric Schuffenhauer

The Board Engineer, Board Planner and Board Attorney are sworn in at the beginning of each year and are deemed to be under oath on a continuing basis.

**MEETING MINTUES
BYRAM TOWNSHIP PLANNING BOARD
MEETING, January 6, 2022**

CALL TO ORDER

Chairman Shivas called the meeting to order at 7:30 p.m.

ROLL CALL

	Mayor Rubenstein	Chris Franco	Andrew McElroy	Lisa Shimamoto	Marie Raffay	John Morytko	Robert Chozick	Eric Serrilli	Greg Smith	Michael Walsh	George Shivas
Present	√	√	√	√	√			√		√	√
Absent											
Excused						√	√		√		
Late											

Also present: Attorney Secretary Alyse Hubbard, Esq. Caitlin Phillips

OPENING STATEMENT

Adequate notice of this meeting has been published specifying the time and place in compliance with the provisions of the Open Public Meetings Act.

FLAG SALUTE led by Chairman Shivas

REORGANIZATION

Nomination of Board Chairman

Mr. Walsh made a motion to nominate George Shivas Jr. for Planning Board Chairman, seconded by Mr. McElroy. There were no other nominations. A motion to close the nomination was made by Mr. Walsh, seconded by Ms. Raffay. All were in favor. Motion carried.

Nomination of Board Vice-Chairman

Mr. McElroy made a motion to nominate Mike Walsh as Vice-Chairman, seconded by Mr. Serrilli. There were no other nominations. A motion to close the nomination was made by Mayor Rubenstein, seconded by Mr. McElroy. All were in favor. Motion carried.

Nomination of Board Attorney

Mr. McElroy motioned to nominate Ms. Alyse Landano Hubbard, Esq., from the Law Office Larry I. Wiener for Planning Board Attorney, seconded by Mr. Serrilli. There were no other nominations. A motion to close the nomination was made by Mr. Walsh, seconded by Mr. Serrilli. All were in favor. Motion carried.

Nomination of Board Engineer

Ms. Raffay motioned to nominate Mr. Cory Stoner, P.P. C.M.E., from Harold Pellow & Associates for Planning Board Engineer, seconded by Ms. Franco. There were no other nominations. A motion to close the nomination was made by Mr. Walsh, seconded by Mr. Serrilli. All were in favor. Motion carried.

Nomination of Board Planner

Ms. Raffay motioned to nominate Mr. Paul Gleitz, P.P. AICP, from L&G Planning for the Planning Board Planning Consultant, seconded by Mr. Serrilli. There were no other nominations. A motion to close the nomination was made by Mr. Walsh, seconded by Mr. McElroy. All were in favor. Motion carried.

Nomination of Secretary

Ms. Raffay motioned to nominate Caitlin Phillips for Planning Board Secretary, seconded by Mr. Serrilli. There were no other nominations. A motion to close the nomination was made by Mr. Walsh, seconded by Ms. Raffay. All were in favor. Motion carried.

Nomination of Newspaper

Mr. McElroy motioned to nominate the NJ Herald as the official newspaper, seconded by Ms. Franco. No other nominations were made. A motion to close the nominations was made by Ms. Raffay, seconded by Mr. McElroy. All were in favor. Motion carried.

MEETING MINUTES

Approval of December 16th, 2021 Meeting Minutes

Mr. McElroy motioned to approve the minutes, seconded by Ms. Raffay. The below vote was taken:

	Mayor Rubenstein	Ms. Franco	Mr. McElroy	Ms. Shimamoto	Ms. Raffay	Mr. Morytko	Mr. Chozick	Mr. Serrilli	Mr. Smith	Mr. Walsh	Chairman Shivas
Motion			√								
Second					√						
Aye	√	√	√		√						√
Nay											
Abstain				√				√		√	
Absent						√	√		√		

Motion carried.

RESOLUTIONS

PB1-2022 Annual Notice of the Calendar Dates of the Scheduled Regular Meetings of the Byram Township Planning Board

Mayor Rubenstein motioned to approve the schedule, seconded by Ms. Franco. The below vote was taken:

	Mayor Rubenstein	Ms. Franco	Mr. McElroy	Ms. Shimamoto	Ms. Raffay	Mr. Morytko	Mr. Chozick	Mr. Serrilli	Mr. Smith	Mr. Walsh	Chairman Shivas
Motion	√										
Second		√									
Aye	√	√	√	√	√			√		√	√
Nay											
Abstain											
Absent						√	√		√		

Motion carried.

Z19-2021 Jara Werner, 104 Lynn Drive, Block 337.01 Lot 81, R-3 Zone

Approval for a fence in the side and rear yard and a shed in the second front yard.

Ms. Raffay motioned to approve the resolution, seconded by Mr. McElroy. The below vote was taken:

	Mayor Rubenstein	Ms. Franco	Mr. McElroy	Ms. Shimamoto	Ms. Raffay	Mr. Morytko	Mr. Chozick	Mr. Serrilli	Mr. Smith	Mr. Walsh	Chairman Shivas
Motion					√						
Second			√								
Aye	√	√	√		√						√
Nay											
Abstain				√				√		√	
Absent						√	√		√		

Motion carried.

Z15-2021 Melissa and Chad Pirnos, 71 Lake Drive, Block 249 Lot 62, R-5 Zone

Approval for the front yard setback and setback to the water to demolish the existing dwelling and rebuild a new single-family home.

Ms. Raffay motioned to approve the resolution, seconded by Ms. Franco. The below vote was taken:

	Mayor Rubenstein	Ms. Franco	Mr. McElroy	Ms. Shimamoto	Ms. Raffay	Mr. Morytko	Mr. Chozick	Mr. Serrilli	Mr. Smith	Mr. Walsh	Chairman Shivas
Motion					√						
Second		√									
Aye	√	√	√		√						√
Nay											
Abstain				√				√		√	
Absent						√	√		√		

Motion carried.

SP6-2021 Cranberry Lake Community Club, PO Box 360, Block 193 Lot 1, R-5 Zone

Maintenance for a boat dock.

Ms. Raffay motioned to approve the resolution, seconded by Ms. McElroy. The below vote was taken:

	Mayor Rubenstein	Ms. Franco	Mr. McElroy	Ms. Shimamoto	Ms. Raffay	Mr. Morytko	Mr. Chozick	Mr. Serrilli	Mr. Smith	Mr. Walsh	Chairman Shivas
Motion					√						
Second			√								
Aye		√	√	√	√						√
Nay											
Abstain	√							√		√	
Absent						√	√		√		

Motion carried.

SP3-2018 Weber Brothers Properties, 35 Route 206, Block 36 Lot 39, VB Zone

Request for one-year extension on previous approval

Mr. McElroy motioned to approve the resolution, seconded by Ms. Franco. The below vote was taken:

	Mayor Rubenstein	Ms. Franco	Mr. McElroy	Ms. Shimamoto	Ms. Raffay	Mr. Morytko	Mr. Chozick	Mr. Serrilli	Mr. Smith	Mr. Walsh	Chairman Shivas
Motion			√								
Second		√									
Aye	√	√	√		√						√
Nay											
Abstain				√				√		√	
Absent						√	√		√		

Motion carried.

OLD BUSINESS

SP2-2021 Matthew Akerman, 34 Route 206, Block 40 Lot 15, VB Zone

Variances for outdoor storage, conducting wood sales, and using land for a non-permitted use.

Chairman Shivas noted the applicant has requested to be carried to 01/20/2022, as the Board only has 6 out of 7 voting members tonight.

Ms. Shimamoto motioned to carry this application to 01/20/2022, seconded by Mr. Walsh. The below vote was taken:

	Mayor Rubenstein	Ms. Franco	Mr. McElroy	Ms. Shimamoto	Ms. Raffay	Mr. Morytko	Mr. Chozick	Mr. Serrilli	Mr. Smith	Mr. Walsh	Chairman Shivas
Motion				√							
Second										√	
Aye	√	√	√	√	√			√		√	√
Nay											
Abstain											
Absent						√	√		√		

Motion carried.

Z02-2021 Eric Schuffenhauer, 271 Lackawanna Drive, Block 344 Lot 2.03, R-2 Zone

Addition of a pole barn, attached garage, front porch, and pool deck.

Chairman Shivas noted the applicant has requested to be carried to 02/17/2022, due to an illness. Mr. McElroy asked about the escrow funds, confirming they need to replenish the escrow by the next meeting or would be denied without prejudice. The Board discussed how to proceed with the violations for this property.

Mr. McElroy motioned to carry this application to 02/17/2022, seconded by Mr. Walsh. Ms. Raffay confirmed noticing doesn't need to be done for this. The below vote was taken:

	Mayor Rubenstein	Ms. Franco	Mr. McElroy	Ms. Shimamoto	Ms. Raffay	Mr. Morytko	Mr. Chozick	Mr. Serrilli	Mr. Smith	Mr. Walsh	Chairman Shivas
Motion			√								
Second										√	
Aye		√	√	√	√			√		√	√
Nay											
Abstain	√										
Absent						√	√		√		

Motion carried.

REPORTS FROM COMMITTEES

Architectural Review Committee: Ms. Shimamoto said there’s been no meeting.

Building Committee: Mayor Rubenstein said there’s nothing to report.

Environmental Commission: Ms. Shimamoto said she wasn’t present at the last meeting.

Open Space: Ms. Phillips said there’s a meeting next Thursday.

Township Council: Mayor Rubenstein said there’s nothing to report.

COMMITTEE APPOINTMENTS

Chairman Shivas noted that for the Site Plan Subcommittee, the appointees are Mr. Walsh, Ms. Raffay, Ms. Shimamoto, and Mr. McElroy. For the Master Plan Subcommittee, the appointees are Mr. Chozick, Chairman Shivas, Mr. Serrilli, Mr. Morytko.

BILLS

Law Offices of Larry Weiner (16)- \$6,630.00

A motion to approve the bills was made by Mr. Walsh, seconded by Mr. Serrilli. All were in favor. Motion carried.

Harold Pellow and Associates (19)- \$4,894.21

A motion to approve the bills was made by Mr. Walsh, seconded by Mr. McElroy. All were in favor. Motion carried.

OPEN TO THE PUBLIC

Chairman Shivas opened to the public, and no one spoke so Chairman Shivas closed to the public.

ADJOURNMENT

A motion to adjourn the meeting was made at 8:00pm by Ms. Raffay, seconded by Shimamoto. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted,
Caitlin Phillips

Zoning Report
January 2022 (for activity during Dec. 2021)

Permitting

Zoning permits approved	13 Total
-Typical, variance not required	13
-post-resolution to begin work	
-for C.O. or C.A.	
Zoning permits denied	2
Site plan waivers/change of tenant	0
Highlands determinations	0
COVID-19 Special Permits	0
<u>Investigation of Violations (zoning only)</u>	
-Initial contact letter	4
- notices of violation (NOVs)	1
-zoning cases cleared	2 (2 still pending with court)
-summonses issued	0
-signs removed from roadway	0

**BYRAM TOWNSHIP PLANNING BOARD
BILL LIST FOR JANUARY 20, 2022**

<u>HAROLD PELLOW & ASSOCIATES, INC</u>	DATE	AMOUNT
Harold Pellow total		\$0.00

<u>LAW OFFICE OF LARRY WIENER</u>	DATE	AMOUNT
Inv. 2022-1 Weber: Resolution extension	1/11/22	\$75.00
Inv. 2021-92 Pet Supplies Plus: emails and phone calls	12/28/2021	\$75.00
Inv. 2022-2 Werner resolution	1/11/2022	\$165.00
Inv. 2022-4: HRS Drilling reivew, phone calls, emails	1/11/2022	\$165.00
Inv. 2022-5 Pirnos: resolution, review application	1/11/2022	\$555.00
Inv. 2022-6 Akerman: phone calls and review of documents	1/11/2022	\$315.00
Larry Wiener Total		\$1,350.00

<u>Vogel Chait Collins Schneider</u>	DATE	AMOUNT
Inv. 99643 Skylands: review developers agreement	12/1/21	\$1,361.25
Inv. 99642 Raimo: Review developers agreement	12/14/21	\$1,402.20
VCCS Total		\$2,763.45
<u>GRAND TOTAL</u>		<u>\$4,113.45</u>